

Local Market Update for February 2016

A Research Tool Provided by the Colorado Association of REALTORS®



Carbondale

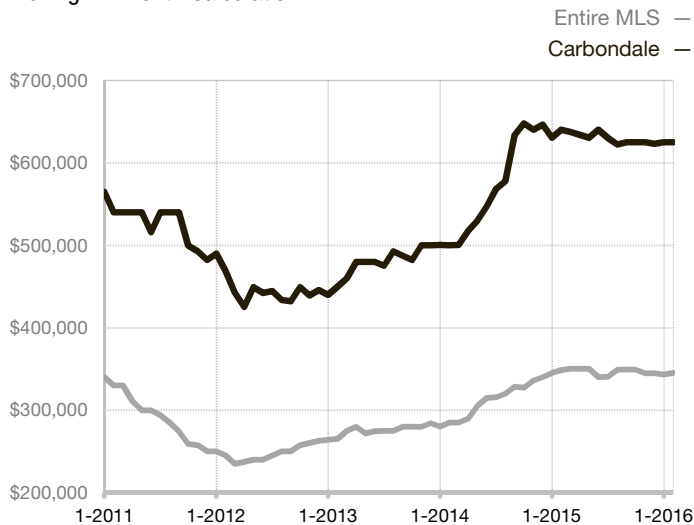
Single Family	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 2-2016	Percent Change from Previous Year
New Listings	13	10	- 23.1%	26	18	- 30.8%
Sold Listings	3	9	+ 200.0%	11	15	+ 36.4%
Median Sales Price*	\$745,000	\$800,000	+ 7.4%	\$497,500	\$692,000	+ 39.1%
Average Sales Price*	\$891,667	\$864,153	- 3.1%	\$651,136	\$841,752	+ 29.3%
Percent of List Price Received*	93.3%	96.2%	+ 3.1%	94.5%	95.7%	+ 1.3%
Days on Market Until Sale	204	202	- 1.0%	96	225	+ 134.4%
Inventory of Homes for Sale	99	91	- 8.1%	--	--	--
Months Supply of Inventory	8.0	7.5	- 6.3%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
Key Metrics	2015	2016	Percent Change from Previous Year	Thru 02-2015	Thru 2-2016	Percent Change from Previous Year
New Listings	11	2	- 81.8%	20	6	- 70.0%
Sold Listings	2	3	+ 50.0%	5	7	+ 40.0%
Median Sales Price*	\$382,000	\$345,000	- 9.7%	\$335,000	\$345,000	+ 3.0%
Average Sales Price*	\$382,000	\$342,900	- 10.2%	\$323,800	\$311,850	- 3.7%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	255	57	- 77.6%	115	78	- 32.2%
Inventory of Homes for Sale	65	26	- 60.0%	--	--	--
Months Supply of Inventory	13.7	3.9	- 71.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

